

Category: Single Family**LUA06-169 / CEDAR AVENUE LLA****Status: RECORDED****Submittal Date:** 12/19/2006**Acceptance Date:** 12/28/2006**Decision Date:** 05/11/2007**Associated Land Use Actions** Lot Line Adjustment**Address:**3515 CEDAR AVE S
3511 CEDAR AVE S**Description:** The project applicant has requested a lot line adjustment between two existing lots located at 3511 and 3515 Cedar Ave S. This action, if approved, would create two lots that meet the development standards of the Residential 10 zone and allow future development to those standards on both lots.**Applicant:**CORE DESIGN
14711 NE 29TH PLACE
SUITE 101
BELLEVUE
425-885-7877
sjs@coredesigninc.com**Tax ID**1441000500
2923059119**Owner:**CEDAR AVENUE LLC
611 4TH AVE. SE
SUITE 120
KIRKLAND**Planner:**

Higgins Elizabeth

Reviewer:

Kayren Kittrick

LUA06-159 / WHITE MEADOW SHORT PLAT**Status: RECORDED****Submittal Date:** 12/12/2006**Acceptance Date:** 12/20/2006**Decision Date:** 01/19/2007**Associated Land Use Actions** Administrative Short Plat**Address:**

3902 MEADOW AVE N

Description: 2-LOT SHORT PLAT REMOVING EXISTING HOUSE

The applicant is requesting Administrative Short Plat approval for the subdivision of an existing 14,656 square foot parcel into two lots. The project site is located within the Residential - 8 (R-8) dwelling unit per acre zoning designation. An existing residence is proposed to be removed. Proposed Lot 1 would be 6,209 square feet in area and proposed Lot 2 would be 8,908 square feet in area. Access to the lots would be provided via residential driveways off of Meadow Avenue N.

Category: Single Family**LUA06-159 / WHITE MEADOW SHORT PLAT****Status: RECORDED**

Applicant: WHITE RHON
4122 58TH PL SW #A
SEATTLE, WA
206-853-9921

Tax ID

3342700556

Owner: WHITE RHON
4122 58TH PL SW #A
SEATTLE, WA
206-853-9921

Planner: Jill Ding

LUA06-158 / ARDMORE LLA**Status: RECORDED****Submittal Date:** 12/12/2006**Acceptance Date:** 12/20/2006**Decision Date:** 04/05/2007**Associated Land Use Actions** Lot Line Adjustment

Address: LOTS 18 AND 19
2017 GLENNWOOD AVE NE
2023 GLENNWOOD AVE NE

Description: The applicant has requested a 6 inch lot line adjustment between two lots located at 2023 and 2017 Glennwood Avenue NE.

Owner: SEATTLE REDEVELOPMENT LLC
PO BOX 2566
RENTON WA

Tax ID

0259500180

0259500190

Owner: ARDMORE, LLC
10519 20TH ST SE #1
EVERETT WA

Planner: Elizabeth Higgins

LUA06-156 / BLUEBERRY MEADOW SHORT PLAT**Status: PENDING****Submittal Date:** 12/05/2006**Associated Land Use Actions** Environmental (SEPA) Review, Administrative Short Plat

Address: 1828 NE 20TH ST

Description: 4-LOT SHORT PLAT REMOVING EXISTING HOUSE

Category: Single Family**LUA06-156 / BLUEBERRY MEADOW SHORT PLAT****Status: PENDING**

Contact: EASTSIDE CONSULTANTS INC
415 RAINIER BLVD N
ISSAQUAH, WA
425-392-5351

Tax ID

3343903201

Owner: DUTRO TERRY+SIRI C
10711 SE 30TH ST
BELLEVUE WA
425-454-6340

Planner: Jennifer Henning

Reviewer: Jan Illian

LUA06-155 / BLUEBERRY HAVEN GORDLEY SHORT**Status: WITHDRAW**

Submittal Date: 12/05/2006

Associated Land Use Actions Hearing Examiner Short Plat

Address:

2010 JONES AVE NE

Description: 7 LOT SHORT PLAT WITH CRITICAL AREAS (STREAM).
DUE TO VESTING ISSUES, APPLICATION WAS TAKEN IN ACROSS THE COUNTER AS
INCOMPLETE AND APPLICANTS WERE INFORMED THAT THEY ARE NOT NECESSARILY VESTED
TO THE R-8 ZONE.

Applicant: GORDLEY RICHARD AND LAURALEE
2010 JONES AVE NE
RENTON

Tax ID

3343903563

Owner: GORDLEY RICHARD+LAURALEE
2010 JONES AV NE
RENTON WA

Planner: Jill Ding

Reviewer: Jan Illian

LUA06-154 / HUNNY SHORT PLAT**Status: RECORDED**

Submittal Date: 12/05/2006

Acceptance Date: 12/19/2006

Decision Date: 03/02/2007

Associated Land Use Actions Administrative Short Plat

Address:

324 THOMAS AVE SW

Description: The applicant is requesting administrative short plat approval to subdivide a 12,000 sf parcel
in the R-8 zone into 2 lots for possible development of 1 additional detached single family

Category: Single Family**LUA06-154 / HUNNY SHORT PLAT****Status: RECORDED**

home, with a resulting density of 7.4 du/unit. Lot 1 would be 6,112 sf and continue to access from Thomas Ave. SW. Lot 2 would be 5,888 sf and access from SW 3rd Pl. No tree removal is proposed. No critical areas were reported.

Applicant: HUNNY CONSTRUCTION
10050 RAINIER AVE S
SEATTLE, WA
206-772-8151

Tax ID

2143700970

Contact: KONDELIS ALE
CRAMER NW
945 N CENTRAL AVE #104
KENT, WA
253-852-4880

Owner: TUMBER TARA & PUSHMINDER
10058 RAINIER AVE S
RENTON WA
206-772-8151

Planner: Elizabeth Higgins

Reviewer: Mike Dotson

LUA06-143 / HONEYBROOK CIRCLE PREL PLAT**Status: APPROVED**

Submittal Date: 11/20/2006

Acceptance Date: 12/01/2006

Decision Date: 03/19/2007

Associated Land Use Actions Environmental (SEPA) Review, Preliminary Plat

Address: 4900 BLOCK OF NE 6TH STREET

Description: The applicant is requesting Preliminary Plat approval and Environmental (SEPA) Review for the subdivision of an existing 108,972 square foot (2.5 acre) parcel located within the Residential - 8 (R-8) dwelling unit per acre zoning designation. The proposed lots would range in area from 4,500 square feet to 5,014 square feet. Access to the proposed lots would be provided via a new internal public street system, which would access off of NE 6th Street. No critical areas have been identified on the project site.

Applicant: SEATTLE REDEVELOPMENT LLC
PO BOX 2566
RENTON, WA
425-226-9100

Tax ID

1023059208

Contact: LABRIE ERIC
ESM CONSULTING ENGINEERS
33915 1ST WAY S #200
FEDERAL WAY, WA
253-838-6113

Category: Single Family**LUA06-143 / HONEYBROOK CIRCLE PREL PLAT Status: APPROVED**

Owner: LEFLER SYLVIA
14110 SE 124TH ST
RENTON WA

Planner: Jill Ding

Reviewer: Arneta Henninger

LUA06-141 / GONG SHORT PLAT Status: APPROVED

Submittal Date: 11/09/2006 **Acceptance Date:** 11/16/2006 **Decision Date:** 12/15/2006

Associated Land Use Actions Administrative Short Plat

Address:

2402 JONES AVE NE

Description: The applicant is requesting administrative short plat approval to divide a 13,626 sf (0.31 acre) site in the R-8 zone into two lots for a resulting density of 6.4 du/acre. The existing house would be retained and the garage would be removed. Lot 1 would be 7,296 sf and Lot 2 would be 5,648 sf. The existing house would retain access from NE 24th St. and the new lot would access from Jones Ave. N. There are no critical areas on the site. The applicant has removed all 9 trees at the site. The applicant proposes 300 cy of fill.

6/5/08 - Request for extension received via email.

6/10/08 - Request for extension approved by Carrie Olson, new expiration date: 12/15/09.

7/28/09 - Planning Director approves 2 year extension request as authorized by extension Ordinance #5452. New expiration date is 12-19-2011.

7/29/09 - Correction letter sent to correct the date of extension which was inaccurately noted on the first correspondence. Correct date of extension is 12-15-2011

Applicant: GONG KENNETH
2224 KENNEWICK PL NE
RENTON
206-295-8833

Tax ID

3343903640

Contact: MRK ENGINEERING
MUHAMMAD K. JALALYAR
14218 SE 10TH STREET.
BELLEVUE
206-799-1379

Owner: WILLIAMS RODNEY N & DIANE A
2402 JONES AV NE
RENTON WA

Planner: Andrea Petzel

Reviewer: Arneta Henninger

Category: Single Family**LUA06-135 / COLEE SPECIAL FENCE VARIANCE****Status: DENIED****Submittal Date:** 10/17/2006**Acceptance Date:** 10/27/2006**Decision Date:** 11/15/2006**Associated Land Use Actions** Administrative Variance**Address:** VARIOUS
330 PARK AVE N**Description:** Applicant is requesting a special fence permit for an 8' fence in a side yard. Fence is chain link with light blue privacy slats. Project valued at \$700. Application fee of \$100 was waived by the City Council.

The applicant is requesting a variance from RMC 4-4-040D1(b), which restricts the height of a side yard fence to a maximum of 6 ft.. The applicant is requesting a variance in order to retain an existing 8 ft. chainlink side yard fence with privacy slats. The applicant justifies the variance with the necessity to protect himself from the nuisance of his neighbor's cats and overgrown vegetation. The site is in the R-10 zone.

Applicant: COLEE JEFF
300 PARK AVE. N.
425-277-9009**Tax ID**

7224000595

Owner: COLEE JEFFREY J
330 PARK AV N
RENTON WA**Planner:** Valerie Kinast**LUA06-132 / PARK VIEW PLACE SHORT PLAT****Status: RECORDED****Submittal Date:** 10/11/2006**Acceptance Date:** 10/20/2006**Decision Date:** 11/15/2006**Associated Land Use Actions** Short Plat**Address:** 710 S 23RD ST**Description:** Three lot short plat

The applicant is requesting Administrative Short Plat approval for the subdivision of an existing 19,976 square foot parcel into three lots for the future construction of single family residences. The project site is located within the Residential - 8 dwelling unit per acre (R-8) zoning designation. An existing residence is proposed to be removed. The proposed lot sizes would be as follows: Lot 1 6,635 square feet, Lot 2 5,001 square feet, and Lot 3 5,796 square feet. Access to the proposed lots would be provided via residential driveways off of S 23rd Street. No sensitive areas have been identified on the project site.

Category: Single Family**LUA06-132 / PARK VIEW PLACE SHORT PLAT****Status: RECORDED**

Applicant: MASTERBUILDER CONSTRUCTION
 TERRY DUTRO
 10711 SE 30TH ST.
 BELLEVUE
 425-830-5628

Tax ID

7222000090

Owner: OTT ROBERT P+RENEE L
 710 S 23RD ST
 RENTON WA

Planner: Jill Ding

Reviewer: Jan Illian

LUA06-131 / LAURELHURST DIVISION 3**Status: APPROVED**

Submittal Date: 10/09/2006

Acceptance Date: 10/19/2006

Decision Date: 02/26/2007

Associated Land Use Actions Environmental (SEPA) Review, Preliminary Plat

Address: 272 BREMERTON

Description: The applicant has requested review and approval of a 14-lot preliminary plat (long subdivision) on a 2.4 acre property in northeast Renton. The property is zoned for single-family residential development. The proposed housing density is 7.14 dwelling units per net acre.

Applicant: CONNOR HOMES
 846 108TH AVE NE
 SUITE 202
 BELLEVUE
 John Skochdopole

Tax ID

1523059015

Contact: STEVENS ROB
 CORE DESIGN, INC
 425-885-7877
 rhs@coredesigninc.com

Owner: CONNER HOMES COMPANY
 846 108TH AV NE STE 202
 BELLEVUE WA
 KC Assessor Account NOT FOUND

Owner: FUE AND MEE VANG VUE

Planner: Wasser Jerry (assigned 2-8-10)

Planner: Elizabeth Higgins

Reviewer: Arneta Henninger

Reviewer: Juliana Fries

Category: Single Family**LUA06-127 / SAVANNAH AT THE PARK FINAL PLA Status: RECORDED****Submittal Date:** 09/27/2006**Acceptance Date:** 10/12/2006**Decision Date:** 12/11/2006**Associated Land Use Actions** Final Plat**Address:** 909 UNION AVE NE**Description:** 10 LOT FINAL PLAT

Applicant: SAVANNAH AT THE PARK LLC
 12708 195TH PL SE
 ISSAQUAH, WA
 (425) 228-8868

Tax ID

0923059012

Owner: SAVANNAH AT THE PARK
 12708 195TH PL SE
 ISSAQUAH WA

Planner: Mike Dotson**LUA06-119 / DEWITT SHORT PLAT Status: RECORDED****Submittal Date:** 09/19/2006**Acceptance Date:** 10/18/2006**Decision Date:** 11/07/2006**Associated Land Use Actions** Administrative Short Plat**Address:**

1411 N 26TH ST

Description: TWO LOT SHORT PLAT; NO CRITICAL AREAS.

The applicant is proposing to subdivide an 11,000 sf parcel in the R-8 zone into two lots for the future development of detached single family homes. The existing house would be removed. The resulting density would be 7.92 du/acre. The proposed lots are 5,000 sf and 6,000 sf in size and would be accessed directly from Meadow Ave. N or N 26th St. Of the three significant trees on site, one large cedar would be retained. No significant grading is proposed.

Applicant: DEWITT MARK AND TANYA
 PO BOX 59763
 RENTON
 206-718-3343

Tax ID

2296500120

Owner: SHAY ALICE MAY
 1411 N 26TH ST
 RENTON WA

Planner: Valerie Kinast**Reviewer:** Jan Illian

Category: Single Family**LUA06-118 / CINDY'S PLACE SHORT PLAT****Status: APPROVED****Submittal Date:** 09/14/2006**Acceptance Date:** 10/17/2006**Decision Date:** 12/11/2006**Associated Land Use Actions** Environmental (SEPA) Review, Hearing Examiner Short Plat**Address:**

3401 BENSON DR S

Description: The applicant is requesting Hearing Examiner Short Plat approval and Environmental (SEPA) Review for the subdivision of a 14,425 square foot parcel into two lots for the future construction of single family residences. The subject site is located within the Residential - 8 dwelling (R-8) unit per acre zoning designation. Proposed Lot 1 would be 7,081 square feet in area and proposed Lot 2 would be 5,361 square feet in area. Access to the proposed lots would be provided off of S 34th Street via residential driveways. A protected slope area is located along the southeast corner of the project site. An exception through modification to the critical areas regulations has been requested to allow a portion of the protected slope to be regraded. The average slope across the site exceeds 20 percent, therefore the project will be reviewed as a Hillside Subdivision and requires approval by the Hearing Examiner.

6/13/08 - Sent notice of expiration letter to applicant/owner/contact.

7/9/09 - Received request for extension. Extension granted, new expiration date 12/11/09.

9/3/09 - Planning Director approves 2-year extension request as authorized by extension Ordinance #5452. New expiration date is 12-11-2011

Applicant: HANSON CONSTRUCTION
17446 MALLARD COVE LANE
MT VERNON
360-422-5056

Tax ID

9485740460

Owner: KARTES CYNTHIA
3401 BENSON DR S
RENTON WA

Planner: Jill Ding**Reviewer:** Mike Dotson**LUA06-117 / SLED LOT LINE ADJUSTMENT****Status: RECORDED****Submittal Date:** 09/11/2006**Acceptance Date:** 10/03/2006**Decision Date:** 01/18/2007**Associated Land Use Actions** Lot Line Adjustment**Address:** 3401 BENSON DR S**Description:** LOT LINE ADJUSTMENT FOR CINDY'S PLACE SHORT PLAT

The proposal is to adjust the property lines between Tract B and Lot 46 of the Winsper II plat for the purpose of creating a subdividable parcel on the west side of Lot 46.

Category: Single Family**LUA06-117 / SLED LOT LINE ADJUSTMENT****Status: RECORDED**

Applicant: HANSON CONSTRUCTION
17446 MALLARD COVE LANE
MT VERNON
360-422-5056

Tax ID

9485740460

Owner: KARTES CYNTHIA
3401 BENSON DR S
RENTON WA

Planner: Jill Ding

Reviewer: Mike Dotson

LUA06-116 / SORTO SPECIAL FENCE PERMIT**Status: ISSUED**

Submittal Date: 09/08/2006

Acceptance Date: 10/10/2006

Decision Date: 10/25/2006

Associated Land Use Actions Special Fence Permit

Address: 809 MONROE AVE NE

Description: SPECIAL FENCE PERMIT

Applicant requests a special fence permit for a 6 ft. front yard fence along Monroe Avenue NE. Material to be used included red brick columns separated by black wrought iron fencing. Proposed fence will be set back approximately 9 ft. 7 in. from the sidewalk.

1/22/07 - Landscape plan approved by Planner.

Applicant: SORTO-FUENTES EUFEMIA
3607 NE 7TH PL.
RENTON
206-697-9687

Tax ID

7809200065

Owner: FUENTES EUFEMIA SORTO+KARLA
809 MONROE AV NE
RENTON WA

Planner: Andrea Petzel

LUA06-109 / GEIGER SETBACK VARIANCES**Status: APPROVED**

Submittal Date: 08/14/2006

Acceptance Date: 09/07/2006

Decision Date: 10/23/2006

Associated Land Use Actions Administrative Variance, ,

Address:

3415 BURNETT AVE N

Description: The applicant is requesting variances to reduce the minimum front, side and rear yard

Category: Single Family**LUA06-109 / GEIGER SETBACK VARIANCES****Status: APPROVED**

setbacks on a 3,528 sf lot in the R-8 zone in order to have a reasonable amount of buildable area to construct a new house. Next to the parcel is a section of unimproved N 35th St. that requires a 15 ft. setback. The variances requested are: Front yard reduced from 15 ft. for the primary structure and 20 ft for the garage, to 10.5 ft.; side yard along a street reduced from 15 ft. to 5 ft.; rear yard reduced from 20 ft. to between 8 and 20 ft.

October 23, 2006. The Administrative Setback Variances for the Geiger Setback Variances, are approved, except for the variance to reduce the front yard setback from 20 feet to 10.5 feet.

9-22-08 Update: Planning Manager extends period of validity to 10-23-2009.

11-16-2009: Planning Director extends period of validity to 11-23-2011 based upon special ordinance #5452 allowing additional 2-year extensions beyond any other period of validity

Applicant: GEIGER DEAN & SARAH
359 LYONS AVE NE
RENTON
425-227-5109

Tax ID

3342100010

Owner: KRAMER MELISSA
3415 BURNETT AV N
RENTON WA

Planner: Valerie Kinast

Reviewer: Jan Illian

LUA06-105 / FIX SME AND TEMP. USE**Status: ISSUED**

Submittal Date: 08/09/2006

Acceptance Date: 08/25/2006

Decision Date: 09/11/2006

Associated Land Use Actions Shoreline Exemption, Temporary Use Permit

Address: 3007 MOUNTAIN VIEW AVE N

Description: SHORELINE EXEMPTION PERMIT AND TEMPORARY USE PERMIT

Application for a Temporary Use Permit and associated Shoreline Exemption Permit to use existing single-family residence for the duration of construction on a new single-family residence on the same lot. The old residence will be demolished upon completion of new residence.

Applicant: FIX MONICA
3007
MOUNTAIN VIEW AVE NORTH
RENTON
425-271-8094

Tax ID

3342103930

Category: Single Family**LUA06-105 / FIX SME AND TEMP. USE****Status: ISSUED**

Contact: KELLE INGHAM
 TERHUNE HOMES
 PO BOX 1267
 KENT, WA
 253-854-8500
 kelle@terhunehomes.com

Owner: FIX M MONICA
 3007 MOUNTAIN VIEW AV N
 RENTON WA

Planner: Andrea Petzel

Reviewer: Kayren Kittrick

LUA06-104 / Monterey Place II**Status: RECORDED****Submittal Date:** 08/09/2006**Acceptance Date:** 08/28/2006**Decision Date:** 10/19/2006**Associated Land Use Actions** Preliminary Plat**Address:**

2008 NE 16TH ST

Description: Two lot preliminary plat from the original Monterey Place Short Plat. No critical areas.

The applicant is requesting Preliminary Plat approval for the subdivision of an existing 11,459 square foot parcel into two lots located within the Residential - 8 dwelling unit per acre zoning designation for the future construction of two new single family residences. The subject property was previously subdivided as a short plat under LUA00-113 within the past 5 years, therefore the current subdivision request is reviewed as a Preliminary Plat. Proposed Lot 1 would be 5,269 square feet in area and proposed Lot 2 would be 6,143 square feet in area. Access to the proposed lots would be provided directly off of NE 16th Street. No sensitive areas have been identified on the project site.

Applicant: MONTEREY PLACE LLC
 SUITE 150
 13427 NE 20TH STREET
 BELLEVUE

Tax ID

3343901845

Owner: MONTEREY PLACE LLC
 3113 FAIRWEATHER PL
 BELLEVUE WA

Planner: Jill Ding**Reviewer:** Jan Illian**LUA06-103 / ROZEL LOT LINE AJUSTMENT****Status: WITHDRAW**

Category: Single Family**LUA06-103 / ROZEL LOT LINE ADJUSTMENT****Status: WITHDRAW****Submittal Date:** 08/08/2006**Acceptance Date:** 08/24/2006**Decision Date:** 01/09/2007**Associated Land Use Actions** Lot Line Adjustment**Address:**617 CEDAR AVE S
611 CEDAR AVE S**Description:** CONSOLIDATE TWO EXISTING LOTS INTO ONE TO ALLOW CONSTRUCTION OF A LARGE SF RESIDENCE (ACTUALLY, TO COMBINE TWO EXISTING SF HOMES INTO A SINGLE LARGE SF RESIDENCE).**Owner:** ROZEL PATRICE T
611 CEDER ST
RENTON WA**Tax ID**7221400250
7221400245**Planner:** Andrea Petzel**Reviewer:** Kayren Kittrick**LUA06-101 / FARKAS SPECIAL FENCE PERMIT****Status: COMPLETE****Submittal Date:** 08/04/2006**Acceptance Date:** 08/29/2006**Decision Date:** 09/26/2006**Associated Land Use Actions** Special Fence Permit**Address:**

2509 NE 18TH ST

Description: Applicant requests a Special Fence Permit for a 6 ft. fence with 7 ft. columns along the front and side yards along a street, clear vision area must be maintained; distance from fence to property line ranges from 3.0 ft to 3.5 ft.

Permit issued 9/26/06

Permit was appealed on 10/10/06

Hearing Examiner heard appeal on 11/7/06

Hearing Examiner decision issued on 11/20/06 - remanded back to the Planning Director to review and appropriately condition the design and functioning of the two gates proposed adjacent to the driveways on the subject site.

Reconsideration received 12/4/06

Hearing Examiner reviewed reconsideration - decided not to alter original decision of 11/20/06. Appeal period ends 12/18/06

Owner: FARKAS TIBERIU M+MARIANA D
2509 NE 18TH ST
RENTON WA**Tax ID**

5358200010

Planner: Andrea Petzel**Reviewer:** Kayren Kittrick

Category: Single Family**LUA06-100 / Wedgewood Lane Div 4 & 5 Final****Status: RECORDED****Submittal Date:** 08/04/2006**Acceptance Date:** 08/22/2007**Decision Date:** 02/12/2007**Associated Land Use Actions** Final Plat**Address:**

1002 HOQUIAM AVE NE

Description: FINAL PLAT FOR WEDGEWOOD LANE DIVISIONS 4&5. 23 PROPOSED LOTS. 7230 SQUARE FEET OF WETLANDS.

A final plat for a total of 23 single-family residences installing sanitary sewer, storm, street lights and street improvements. Water is Water District 90. Site is located on both north and south side of NE 10th Street and on the east side of Hoquiam Avenue NE.

LUA03-053: DIV 1 PREL PLAT

LUA05-009: DIV 2 PREL PLAT

LUA05-086: DIV 3 PREL PLAT

LUA05-017: DIV 4 PREL PLAT

LUA05-166: DIV 5 PREL PLAT

LUA06-065: DIVS 1-3 FINAL PLAT

LUA06-100: DIVS 4-5 FINAL PLAT

Applicant:

GILROY, PATRICK
LANDTRUST, INC
1560 140TH AVE NE # 100
BELLEVUE
425-747-1726

Tax ID

1023059051

1023059092

Owner:

PL DEVELOPMENT
PO BOX 376
MERCER ISLAND WA

Planner:

Arneta Henninger

Reviewer:

Jennifer Henning

LUA06-093 / WILLIAMS LOT LINE ADJUSTMENT**Status: CANCELED****Submittal Date:** 07/21/2006**Associated Land Use Actions** Lot Line Adjustment**Address:**

766 FIELD AVE NE

Description: ADJUST LINES BETWEEN 4 PARCELS TO CREATE 3 REVISED PARCELS.

Project planner gave 3 notices of incomplete submittal application. No response, therefore, the project was closed out and the application materials returned to the applicant.

Category: Single Family**LUA06-093 / WILLIAMS LOT LINE ADJUSTMENT****Status: CANCELED**

Applicant: WILLIAMS CECIL
766 FIELD AVE NE
RENTON WA
206-963-7176

Owner: WILLIAMS CECIL
12006 140TH AV SE
RENTON WA

Planner: Andrea Petzel

Reviewer: Arneta Henninger

Tax ID

1023059209
1023059126
1023059210
1023059229

LUA06-090 / 902 UNION (TAYLOR) SHORT PLAT**Status: RECORDED****Submittal Date:** 07/20/2006**Acceptance Date:** 08/16/2006**Decision Date:** 09/29/2006**Associated Land Use Actions** Administrative Short Plat**Address:**

902 UNION AVE NE

Description: An application has been submitted requesting approval of a two-lot short plat on a 20,037 sf lot. An existing house is proposed to remain on Lot 1. The second lot is intended for future construction of a single-family residence, which is allowed in the Residential 8 zone. There are no known critical areas on or in the vicinity of the property. The process is an administrative short plat review.

6/10/08 - Sent notice to contact/owner/applicant of expiration date.

8/1/08 - Received request for extension. Extension granted, new expiration date 9/29/09.

Applicant: BARGHAUSEN CONSULTING ENGINEERS
1812 72ND AVE S.
KENT
wayne potter

Tax ID

1023059243

Owner: TAYLOR KOLIN B+JACKI F
902 UNION AV NE
RENTON WA

Planner: Elizabeth Higgins**Reviewer:** Arneta Henninger**LUA06-089 / THOMAS SHORT PLAT****Status: RECORDED**

Category: Single Family**LUA06-089 / THOMAS SHORT PLAT****Status: RECORDED****Submittal Date:** 07/19/2006**Acceptance Date:** 08/17/2006**Decision Date:** 09/13/2006**Associated Land Use Actions** Administrative Short Plat**Address:**

3338 PARK AVE N

Description: TWO LOT SHORT PLAT MAINTAINING EXISTING HOUSE.

The applicant is requesting administrative short plat approval to divide a 12,763 sf, 0.29 acre parcel into two lots for the future development of single family homes. The existing house has been removed. The site is in the R-8 zone and two homes would result in a density of 6.83 units/acre. Lot 1 would be 6,834 sf and Lot 2 would be 5,929 sf. Lot 1 would access from N 34th St. and Lot 2 would access from Park Ave. N.

Applicant:

ARTHUR HARRISON LLC
18531 SE 224TH STREET
KENT

Tax ID

3342103185

Owner:

FAWCETT E G
3338 PARK AV N
RENTON WA

Owner:

KEVIN THOMAS
18531 SE 224TH ST
KENT WA

Planner:

Andrea Petzel

Reviewer:

Mike Dotson

LUA06-088 / BRETZKE-ROGERS LLA**Status: RECORDED****Submittal Date:** 07/12/2006**Acceptance Date:** 07/31/2006**Decision Date:** 01/18/2007**Associated Land Use Actions** Lot Line Adjustment**Address:**

5521 & 5603 NE 10TH ST
5603 NE 10TH ST
5521 NE 10TH ST

Description: LLA FOR BRETZKE-ROGERS, PRIOR TO SHORT PLAT.

The applicant is proposing to adjust the lot lines between four lots in the R-4 zone. The net density of the four lots is approx. 1.74 units/acre. The site contains 34,160 sq. ft. of wetlands. The applicant proposes to reconfigure the lots so that the wetlands would be protected, two buildable lots would be made and two lots would be created that could be short platted in the future. The lot sizes would be: Lot A 11,431.83 sq ft, Lot B 8,676.24 sq ft, Lot C 83,130.91 sq ft, and Lot D 36,901.87 sq ft. Although all lots would have direct access from NE 10th St., the applicant would provide an access easement for the future short plats at this time.

Category: Single Family**LUA06-088 / BRETZKE-ROGERS ILLA****Status: RECORDED**

AREA HAS WETLANDS AND BORDERS THE WEDGEWOOD PLAT THAT HAS A MITIGATION PLAN.

Applicant: BRETZKE, DANIEL
1313 33RD AVE S
SEATTLE

Owner: RYNNING DAVID L+HEIDI A
14619 SE 116TH ST
RENTON WA

Planner: Andrea Petzel

Reviewer: Arneta Henninger

Tax ID

1023059359
1023059357
1023059358
1023059360

LUA06-087 / LANGLEY MEADOWS PRELIM PLAT**Status: APPROVED****Submittal Date:** 07/11/2006**Acceptance Date:** 11/03/2006**Decision Date:** 03/19/2007**Associated Land Use Actions** Environmental (SEPA) Review, Preliminary Plat

Address: 12204 142nd Ave SE
620 HOQUIAM AVE NE
626 HOQUIAM AVE NE
650 HOQUIAM AVE NE
664 HOQUIAM AVE NE
670 HOQUIAM AVE NE
698 HOQUIAM AVE NE

Description: The applicant is requesting preliminary plat approval and environmental review (SEPA) to subdivide five existing parcels, a total of 486,261 sq.ft. (11 acres), into 70 lots for the future development of detached single-family homes. Six of seven existing homes and eight accessory structures on the site would be removed. The plat is in the R-8 zone and would result in a density of 7.7 units/acre. The lot sizes would be from 4,500 sq. ft. to 8,000 sq. ft. in size, and one would be 30,270 sq ft. Access would be from new public roads that would loop through the plat and connect to Hoquiam Ave. NE and NE 6th St.. Lots 1-4 would access via an access easement to Hoquiam. No critical areas were identified on the site. Of the 185 significant trees on site, 43 would be retained. Surface water would be collected in detention vaults.

Contact: OFFE DARRELL
OFFE ENGINEERS
(425) 260-3412
darrell.offe@comcast.net

Tax ID

1023059222
1023059049
1023059113
1023059151
1023059179
1023059371

Owner: WATERS THOMAS M
12220 142ND AV SE
RENTON WA

Owner: ZERBY MR AND MRS
12208 142ND AV SE
RENTON WA

Category: Single Family**LUA06-087 / LANGLEY MEADOWS PRELIM PLAT Status: APPROVED**

Owner: MOORE MONTE D+KAREN L
12226 142ND AV SE
RENTON WA

Owner: PRUMMER FRANCIS J
12227 142ND AV SE
RENTON WA

Owner: GUSTIN WILLIAM+TIFFANY
12204 142ND AVE SE
RENTON WA

Planner: Jill Ding

Reviewer: Arneta Henninger

LUA06-082 / CONNER BULKHEAD SME Status: ISSUED

Submittal Date: 06/30/2006 **Acceptance Date:** 07/10/2006 **Decision Date:** 07/28/2006

Associated Land Use Actions Shoreline Exemption

Address: 3001 MOUNTAIN VIEW AVE N

Description: A land use permit master application has been submitted requesting an exemption from the requirements that would otherwise apply for a Shoreline Substantial Development Permit (SSDP). The applicant believes that the requirements of the proposed project, normal maintenance of an existing bulkhead along the shoreline of Lake Washington, are below what would be required for a SSDP. This action requires administrative review and decision. The proposed work must be consistent with the Shoreline Management Act. Conditions may be required.

Owner: CONNER HOMES COMPANY
3003 MOUNTAIN VIEW AV N
RENTON WA

Tax ID

3342103940

Planner: Elizabeth Higgins

Reviewer: Kayren Kittrick

LUA06-081 / MECKENZIE SPECIAL FENCE Status: COMPLETE

Submittal Date: 06/30/2006 **Acceptance Date:** 07/13/2006 **Decision Date:** 08/04/2006

Associated Land Use Actions Special Fence Permit

Address:

614 QUEEN AVE NE

Description: 6' FENCE ON THE SIDE YARD (STREET) OF SF RESIDENCE

Category: Single Family**LUA06-081 / MECKENZIE SPECIAL FENCE****Status: COMPLETE**

The 6' fence they are requesting to keep sits on top of a 2' berm, which is not readily apparent from their site plan. Total height from sidewalk is 6'. Applicant will also be required to landscape the area along the street.

CODE COMPLIANCE CITATION FROM PAUL BAKER.

Application is for a special fence permit for a 6 ft. fence along a side yard street. Applicant will be required to landscape along public right-of-way.

Applicant: MCKENZIE MICHELLE
614 QUEEN AVE NE
RENTON, WA
425-793-9372

Tax ID

0420000095

Contact: RISENGER ROB
425-417-6004

Owner: MCKENZIE MICHELLE
614 QUEEN AVE NE
RENTON, WA
425-793-9372

Planner: Andrea Petzel

Reviewer: Kayren Kittrick

LUA06-079 / CONNER GAZEBO REPAIR**Status: ISSUED**

Submittal Date: 06/27/2006

Acceptance Date: 07/10/2006

Decision Date: 07/28/2006

Associated Land Use Actions Shoreline Exemption

Address: 3001 MOUNTAIN VIEW AVE N

Description: A land use permit master application has been submitted requesting an exemption from the requirements that would otherwise apply for a Shoreline Substantial Development Permit (SSDP). The applicant believes that the requirements of the proposed project, normal maintenance of an existing structure (gazebo) located twenty feet (20') from the shoreline of Lake Washington, are below what would be required for a SSDP. This action requires administrative review and decision. The proposed work must be consistent with the Shoreline Management Act. Conditions may be required.

Owner: CONNER HOMES COMPANY
3003 MOUNTAIN VIEW AV N
RENTON WA

Tax ID

3342103940

Planner: Elizabeth Higgins

Reviewer: Kayren Kittrick

Category: Single Family**LUA06-078 / EMERSON SHORT PLAT****Status: RECORDED****Submittal Date:** 06/26/2006**Acceptance Date:** 07/12/2006**Decision Date:** 09/12/2006**Associated Land Use Actions** Hearing Examiner Short Plat**Address:**

801 FIELD AVE NE

Description: FIVE LOT SHORT PLAT MAINTAINING EXISTING HOUSE.

The applicant is requesting Hearing Examiner approval to short plat a 29,959 sf, 0.69 acre, parcel into five lots in the R-8 zone. The existing house would be retained on proposed Lot 1. The resulting density would be 7.27 du/acre. Lot sizes would be Lot 1 - 6,422 sf, Lot 2 - 5,128 sf, Lot 3 - 5,592 sf, Lot 4 - 8,101 sf, and Lot 5 - 5,200 sf. Access to Lots 1 through 3 would be directly from Field Ave NE. Lot 4 would be accessed via a pipestem from a new City of Renton right-of-way, which runs along the south of the site. Lot 5 would access directly from that new right-of-way. The applicant has indicated no significant trees on the site.

Applicant: EMERSON, GARY & RENEE
801 FIELD AVE NE

Tax ID

1437650280

Contact: VINEYARD CONSTRUCTION
CLIFF WILLIAMS
PO BOX 2401
KIRKLAND
206-714-7161

Owner: EMERSON GARY M+RENEE L
11927 140TH AV SE
RENTON WA

Planner: Valerie Kinast**Reviewer:** Mike Dotson**LUA06-075 / DIXON LOT LINE ADJUSTMENT****Status: RECORDED****Submittal Date:** 06/15/2006**Acceptance Date:** 07/07/2006**Decision Date:** 09/06/2006**Associated Land Use Actions** Lot Line Adjustment**Address:** 150 OAKESDALE AVE SW

Description: This land use action, a lot line adjustment, would result in the creation of a building lot formed from an otherwise developed, existing parcel located at 150 Oakesdale Avenue SW. Currently, two abutting parcels of 19,422 square feet (developed with one single-family residence) and 2,107 s.f. (vacant) are divided by a north-south boundary line. The lot line adjustment would relocate the boundary line so that it runs east-west. The resulting reconfigured parcels would be 12,384 s.f. (developed) and 9,145 s.f. (vacant). The zoning, Residential 8, allows up to eight dwelling units per net acre (du/a). The density resulting from this land use action, if a single-family residential structure were constructed on the newly formed parcel, would be 4 du/a.

Category: Single Family**LUA06-075 / DIXON LOT LINE ADJUSTMENT****Status: RECORDED**

Owner: ERICKSON KARL E+DIXON BEVER
 150 OAKESDALE AV SW
 RENTON WA
 425-227-8111

Tax ID

1323049056

Planner: Elizabeth Higgins

Reviewer: Kayren Kittrick

LUA06-072 / MADISON PLACE SHORT PLAT**Status: APPROVED**

Submittal Date: 06/08/2006

Acceptance Date: 07/20/2006

Decision Date: 10/03/2006

Associated Land Use Actions Hearing Examiner Short Plat

Address: NE 3RD STREET & NILE AVE NE

Description: The applicant is requesting administrative short plat approval to short plat a 77,255 sf, 1.77 acre parcel into six lots for the future development of single family homes. The parcel is in the R-4 zone and six homes would result in a density of 3.7 units/acre. The lots would range from 10,290 sf to 21,466 sf. A 26 ft. wide access easement from Nile Ave. NE would be used to access the lots. Of the approx. 100 trees, 25% must be retained.

Hearing Examiner reconsideration resulted in approval of a new design in which three lots access directly to Nile Ave. NE and three lots access via a 20 ft. wide access easement along the west property line.

6/12/08 - Sent notice of expiration letter to owner/applicant/contact.

7/9/08 - Received request for extension. Request approved, new expiration date 10/3/09.

6/1/09 - Planning Director approves additional 2-year extension request as authorized by extension Ordinance #5452. New expiration date is 10-3-2011

Applicant: BASIC VENTURES
 18211 240TH AVE SE
 MAPLE VALLEY

Tax ID

0847100040

Contact: BAIMA & HOLMBERG
 100 FRONT STREET S
 ISSAQUAH
 TOM REDDING
 425-392-0250

Owner: SPOON JANICE M
 16701 SE MAY VALLEY RD
 RENTON WA

Planner: Andrea Petzel

Reviewer: Arneta Henninger

Category: Single Family**LUA06-070 / LAURELHURST DIV 2, LOT 1 LLA Status: RECORDED****Submittal Date:** 06/06/2006**Acceptance Date:** 06/28/2006**Decision Date:** 09/05/2006**Associated Land Use Actions** Lot Line Adjustment**Address:** 4701 NE 2ND ST**Description:** LOT LINE ADJUSTMENT TO ALLOW FOR MORE ROOM FOR THE MONUMENT.

Lot line adjustment between Tract A and Lot 1 Laurelhurst Division 2. Adjustment is necessary to enlarge Tract A for entry monument.

Owner: CONNER HOMES COMPANY
846 108TH AV NE STE 202
BELLEVUE WA
KC Assessor Account NOT FOUND

Tax ID

1523059015

Planner: Andrea Petzel**Reviewer:** Juliana Fries**LUA06-067 / PARKSIDE TEMPORARY USE PERMIT Status: WITHDRAW****Submittal Date:** 06/05/2006**Decision Date:** 07/11/2006**Associated Land Use Actions** Temporary Use Permit**Address:** 2204 NE 24TH ST**Description:** TEMPORARY USE PERMIT TO START BUILDING.

Applicant: DEMPS KEITH AND ANNETTE
A&D QUALITY CONSTRUCTION CO. LLC
PO BOX 2552
RENTON, WA
(425) 226-6632

Tax ID

3343901280

Owner: DEMPS KEITH D+ANNETTE B
220 SW SUNSET BL #A101
RENTON WA

LUA06-065 / WEDGEWOOD FINAL PLAT (DIVS 1-3 Status: RECORDED**Submittal Date:** 06/01/2006**Acceptance Date:** 06/15/2006**Decision Date:** 10/09/2006**Associated Land Use Actions** Final Plat**Address:**

700 HOQUIAM AVE NE
978 HOQUIAM AVE NE

Category: Single Family**LUA06-065 / WEDGEWOOD FINAL PLAT (DIVS 1-3) Status: RECORDED**

780 HOQUIAM AVE NE
 760 HOQUIAM AVE NE
 750 HOQUIAM AVE NE
 5325 NE 10TH ST

Description: 103-LOT FINAL PLAT OF DIVISIONS 1-3 OF WEDGEWOOD PREL PLAT

A final plat for a total of 103 single-family residences installing sanitary sewer, storm, street lights, and street improvements. Water is Water District 90. Site is located on the east side of Hoquiam Ave NE and NE 10th St, extending to the east to Nile Ave NE.

LUA03-053: DIV 1 PREL PLAT
 LUA05-009: DIV 2 PREL PLAT
 LUA05-086: DIV 3 PREL PLAT
 LUA05-017: DIV 4 PREL PLAT
 LUA05-166: DIV 5 PREL PLAT

LUA06-065: DIVS 1-3 FINAL PLAT
 LUA06-100: DIVS 4-5 FINAL PLAT

Applicant: NORTHWARD HOMES
 PATRICK GILROY
 1560 140TH AVENUE NE #100
 BELLEVUE, WA
 425-747-1726

Contact: GILROY PATRICK
 LANDTRUST, INC.
 1560 140TH AVE NE #100
 BELLEVUE, WA
 425-747-1726 x102

Owner: WEDGEWOOD AT RENTON INC
 1560 140TH AV NE #100
 BELLEVUE WA

Planner: Arneta Henninger

Reviewer: Elizabeth Higgins

Tax ID

1023059145
 1023059004
 1023059017
 1023059141
 1023059158
 1023059257
 1023059317
 1023059335
 1023059450

LUA06-064 / COOK SHORT PLAT Status: RECORDED

Submittal Date: 06/01/2006

Acceptance Date: 06/27/2006

Decision Date: 07/21/2006

Associated Land Use Actions Administrative Short Plat, Administrative Variance

Address:

3714 PARK AVE N

Description: Applicant is requesting Administrative Short Plat approval for the subdivision of an existing 22,443 square foot (0.52 acre) parcel into two lots. The subject property is located within the Residential - 8 dwelling units per acre (R-8) zoning designation. An existing residence is

Category: Single Family**LUA06-064 / COOK SHORT PLAT****Status: RECORDED**

proposed to remain on Lot 1. A 581 square foot detached garage is proposed to be removed. Proposed Lot 1 area would be 17,061 square feet and proposed Lot 2 would be 5,382 square feet in area. Access to the proposed lots would be provided via a 20-foot wide access easement off of Park Avenue N. No sensitive areas have been identified on the subject property.

6/6/08 - Sent notice of expiration to Contact/Owner/Applicant. 1 year extension allowed if request for extension is received by 7/21/08.

6/13/08 - Received request for extension. Extension granted, new expiration date: 7/21/09.

Applicant: COOK, WILLIAM & RHONDA
3712 PARK AVE. N.
RENTON
425-271-1751

Tax ID

3342700485

Contact: HANSON CONSULTING
17446 MALLARD COVE LN
MT VERNON
360-422-5056
jchanson@verizon.net

Owner: COOK WILLIAM J+RHONDA S
3712 PARK AV N
RENTON WA

Planner: Jill Ding

Reviewer: Juliana Fries

LUA06-063 / KENNYDALE COURT FINAL PLAT**Status: RECORDED****Submittal Date:** 06/01/2006**Acceptance Date:** 06/12/2006**Decision Date:** 09/18/2006**Associated Land Use Actions** Final Plat

Address: 2008 EDMONDS AVE NE
2024 EDMONDS AVE NE

Description: 29-LOT FINAL PLAT-REMOVE 4 EXISTING HOMES.

A plat for 29 single-family residences; installing water, sanitary sewer, storm, street lights and street improvements. Site is located on the east side of Edmonds Avenue NE at NE 21st Street. NE 21st Street connects Edmonds Avenue NE to Glenwood Avenue NE.

Applicant: ARDMORE, LLC
10519 20TH ST SE
EVERETT, WA
425-397-8070

Tax ID

0423059056

0423059021

Category: Single Family**LUA06-063 / KENNYDALE COURT FINAL PLAT****Status: RECORDED**

Contact: WESCOTT HOMES
10519 20TH ST SE
EVERETT, WA
425-397-8070

Owner: ARDMORE, LLC
10519 20TH ST SE
EVERETT, WA
425-397-8070

Planner: Arneta Henninger

Reviewer: Jennifer Henning

LUA06-059 / AMBERWOOD II FINAL PLAT**Status: RECORDED**

Submittal Date: 05/25/2006

Acceptance Date: 06/12/2006

Decision Date: 01/08/2007

Associated Land Use Actions Final Plat

Address:

6135 NE 4TH ST
6123 NE 4TH ST
6129 NE 4TH ST

Description: FINAL PLAT FOR 17 LOTS.

Applicant: AMBERWOOD II LLC
SHCREI, STEPHEN
CORE DESIGN
14711 NE 29TH PLACE
SUITE 101
BELLEVUE

Tax ID

1423059094
0200900200
1423059065
1423059068

Owner: BALES LIMITED PARTNERSHIP
PO BOX 3015
RENTON WA

Planner: Juliana Fries

Reviewer: Jennifer Henning

Reviewer: Henninger Arneta

LUA06-058 / NYE HOBBY KENNEL LICENSE**Status: APPROVED**

Category: Single Family**LUA06-058 / NYE HOBBY KENNEL LICENSE****Status: APPROVED****Submittal Date:** 05/25/2006**Acceptance Date:** 06/05/2006**Decision Date:** 08/11/2006**Associated Land Use Actions****Address:** 1815 SE 18TH PL

Description: HOBBY KENNEL LICENSE TO HAVE UP TO 4 SHIH TZU DOGS AT A SINGLE FAMILY RESIDENCE. CITY REGULATIONS IMPOSE A THREE PET LIMIT PER RESIDENCE UNLESS A HOBBY KENNEL LICENSE IS OBTAINED. License issued 8/11/06. License valid as long as operator is in compliance of City requirements.

Applicant: NYE EDWARD B JR+SHARON A
1815 SE 18TH PL
RENTON WA
425-272-5077

Tax ID

7399200610

Owner: NYE EDWARD B JR+SHARON A
1815 SE 18TH PL
RENTON WA

Planner: Paul Baker**LUA06-056 / LU SHORT PLAT****Status: APPROVED****Submittal Date:** 05/16/2006**Acceptance Date:** 05/31/2006**Decision Date:** 06/30/2006**Associated Land Use Actions** Administrative Short Plat**Address:**

3441 LINCOLN DR NE

Description: The applicant is requesting approval of a proposal to short plat one lot zoned R-8 (8 dwelling units per acre) into three lots. The site is 25,737 sq. ft. (0.59 acres) in area. Proposed lot areas would be: Lot 1 - 6,067 sf, Lot 2 - 8,961 sf, and Lot 3 - 12,110 sf. The proposed lots would be accessed from Newcastle's 112th Pl SE/114th Ave SE via an unimproved segment of right-of-way officially named Lincoln Dr NE. Lot 1 would access directly from this ROW and Lots 2 and 3 would access via a 20' wide access easement over Lot 2. The applicant proposes to retain the existing house on what would be Lot 3. Of the 33 trees on site, at least 25% are required to be retained.

6/6/08 - Sent notice of project expiration to Contact/Owner/Applicant. Allowed 1 year extension if request for extension received by 6/30/08.

6/18/08 - Received request for 1 year extension. Extension granted, new expiration date 6/30/09.

5/27/09 - Planning Director approves 2 year extension request as authorized by extension Ordinance #5452. New expiration date is 6-30-2011

Category: Single Family**LUA06-056 / LU SHORT PLAT****Status: APPROVED**

Contact: ALEANNA KONDELIS
 CRAMER NW, INC.
 945 N CENTRAL AVENUE #104
 KENT
 253-852-4880

Tax ID

3345100053

Owner: LU GARY+RENA
 3441 LINCOLN DR NE
 RENTON WA

Planner: Andrea Petzel

Reviewer: Arneta Henninger

LUA06-054 / HUDSON ANNEXATION PREZONE**Status: APPROVED**

Submittal Date: 05/09/2006

Acceptance Date: 05/16/2006

Decision Date: 02/12/2008

Associated Land Use Actions Environmental (SEPA) Review, Rezone

Address: E AND W OF BENSON RD S AT SE 168TH ST
 16819 108TH AVE SE
 16827 108TH AVE SE
 16813 108TH AVE SE
 16801 108TH AVE SE
 16807 108TH AVE SE
 16651 108TH AVE SE
 16611 BENSON RD S
 16627 BENSON RD S
 16655 108TH AVE SE
 16623 BENSON RD S
 10915 SE 168TH ST
 10917 SE 168TH ST
 16818 108TH AVE SE
 10945 SE 168TH ST
 10815 SE 168TH ST
 11101 SE 168TH ST
 10831 SE 168TH ST
 16810 108TH AVE SE
 10901 SE 168TH ST
 10907 SE 168TH ST

Description: Prezoning of 14.6 acres to R-8 and R-10 from King County R-8, R-12 and R-18 in Renton's potential annexation area. This area is currently being considered for annexation into the City of Renton using the 60% direct petition method. RCW 35A.14.330-390 provides for rezoning of potential annexation areas.

Category: Single Family**LUA06-054 / HUDSON ANNEXATION PREZONE****Status: APPROVED**

Applicant:	Tax ID
Contact: CITY OF RENTON ENSDP ERICKSON DON CITY OF RENTON EDNSP 425-430-6581 derickson@ci.renton.wa.us	0087000320 0087000315 0087000316 0087000321
Owner: GAYLOR YONG CHAE+GARY W GAYLOR 10917 SE 168TH ST RENTON WA	0087000322 0087000325 0087000327
Owner: GERSTEL MERRILL 8636 N MERCER WY MERCER ISLAND WA	0087000330 0087000332 0087000333
Owner: HARRIS DARWIN L+KRISTEN R 10945 SE 168TH ST RENTON WA	0087000335 0087000337
Owner: HINTON RORY D+DILISE S 10815 SE 168TH ST RENTON WA	2923059019 2923059047 2923059057
Owner: HUDSON BRUCE C 16627 BENSON RD S RENTON WA	2923059058 2923059059 2923059060
Owner: HUDSON BRUCE CLIFFORD 16627 BENSON RD RENTON WA	2923059064 2923059065 2923059066
Owner: MCKINNEY DAVID JOHN 11101 SE 168TH RENTON WA	2923059070 2923059071 2923059082
Owner: QUINN-UNDERWOOD LLC 16655 108TH AV SE RENTON WA QUINN RICHARD	2923059137
Owner: SCHWARTZENBERGER DENNIS C 20106 SE 210TH ST MAPLE VALLEY WA	
Owner: SHERWOOD JEANNETTE M 22121 276TH SE MAPLE VALLEY WA	
Owner: SIMMS DONNA C 10901 SE 168TH ST RENTON WA	
Owner: TURLA MARIA THERESA 10907 SE 168TH ST RENTON WA	
Owner: WHITTEN DREW PO BOX 374 SNOQUALMIE WA	

Category: Single Family**LUA06-054 / HUDSON ANNEXATION PREZONE Status: APPROVED**

Owner: BERG GENE
1725 N LIME
ORANGE CA

Owner: BERG GENE T
1725 N LIME
ORANGE CA

Owner: BOLDT GREGORY B
16801 108TH AV SE
RENTON WA

Owner: CASPERS THOMAS A+N ADRIANNE
16653 108TH AV SE
RENTON WA

Owner: CULVER TERRI A+MICHAEL S P
10915 SE 168TH ST
RENTON WA

Planner: Erika Conkling

LUA06-053 / MAGNUSSEN PREL PLAT Status: APPROVED

Submittal Date: 05/04/2006 **Acceptance Date:** 05/17/2006 **Decision Date:** 12/11/2006

Associated Land Use Actions Environmental (SEPA) Review, Preliminary Plat

Address: 4715 NE 2ND PL
4802 NE 2ND PL
4724 NE 2ND PL
4805 NE 2ND PL
4703 NE 2ND PL
4808 NE 2ND ST

Description: 49-LOT PRELIMINARY PLAT WITH STREAM TO EAST OF SITE

The applicant is requesting environmental review and Hearing Examiner preliminary plat approval to subdivide a 8.36 acre site into 49 single-family lots. The proposal, in the R-8 zone, would result in a density of 7.46 du/acre. All existing structures on the site would be demolished. The new lots would range in size from 4,500 sf to 8,540 sf. To serve the new lots, NE 2nd Pl. would be extended and connected with Field Ave. NE and a new looped road would be built within the development. Most lots would access from the new roads, 6 would access from NE 2nd St. and 8 would be served by access easements. There is one small segment of an unregulated wetland on the northwestern edge of the property, and wetlands and a stream east of the property with buffers extending partially onto the site. Of the approx. 150 trees on the site, the applicant is proposing to retain approx. 50.

5/24/07 - Request for minor modifications received

6/13/07 - Request for minor modification decision - approval of all requests except the landscape plan (subject to further review).

Category: Single Family**LUA06-053 / MAGNUSSEN PREL PLAT****Status: APPROVED**

Applicant: ROUSSO MARC
SEATTLE REDEVELOPMENT LLC
PO BOX 2566
RENTON WA
206-948-8899

Contact: SEE DEVELOPMENT

Owner: SEE DEVELOPMENT

Owner: SHEWCHUK BETH
2105 N MARGUERITE
SPOKANE VALLEY WA

Owner: BUSCH FREDERICK L & JUDY R
13843 SE 132ND ST
RENTON WA

Owner: GRAHAM PATRICK J+SARAH R
13809 SE 131ST ST
RENTON WA

Owner: LINDBERG STEPHEN J+GENA R
13832 SE 131ST ST
RENTON WA

Owner: LINDBERG TIMOTHY J+JENNIFER
13845 SE 131ST ST
RENTON WA

Planner: Andrea Petzel

Reviewer: Juliana Fries

Tax ID

1523059205
1523059044
1523059048
1523059082
1523059206
1523059222
1523059223

LUA06-052 / HIGHLANDS PARK LOT LINE ADJUST**Status: RECORDED****Submittal Date:** 05/03/2006**Acceptance Date:** 05/12/2006**Decision Date:** 06/23/2006**Associated Land Use Actions** Lot Line Adjustment**Address:** 225 VESTA AVE SE**Description:** LOT LINE ADJUSTMENT

Applicant: BURNSTEAD CONSTRUCTION CO.
1215 120TH AVE NE
BELLEVUE, WA
(425) 454-1900 x233

Tax ID

1423059047
1423059059

Contact: CORE DESIGN
14711 NE 29TH PL SUITE 101
BELLEVUE
425-885-7877
STEPHEN SHREI

Category: Single Family**LUA06-052 / HIGHLANDS PARK LOT LINE ADJUST Status: RECORDED**

Owner: COLONY HOMES INC
1215 120TH AV NE #201
BELLEVUE WA

Owner: HILL EDWARD J JR AND JUNE
13527 156TH SE
RENTON WA

Planner: Jennifer Henning

Reviewer: Juliana Fries

LUA06-051 / SYRBU SHORT PLAT Status: RECORDED

Submittal Date: 05/03/2006 **Acceptance Date:** 05/11/2006 **Decision Date:** 06/06/2006

Associated Land Use Actions Environmental (SEPA) Review, Administrative Short Plat, Administrative Variance

Address: 1917 JONES AVE NE

Description: TWO LOT SHORT PLAT, KEEPING EXISTING HOUSE. SITE HAS PROTECTED SLOPES AND SETBACK VARIANCE.

The applicant is requesting environ. review and short plat approval to divide one 23,286 sf, 0.54 acre parcel into 2 lots in the R-8 zone. The existing 2,255 sf house would be retained. The resulting density would be 4.01 du/acre. Lot 1 would be 14,269 sf and Lot 2 would be 9,016 sf. Access to Lot 1 would be directly from Jones Ave NE. Lot 2 would access from Jones Ave. NE via an access easement over the neighboring lot to the north, and Lot 1. There are 887.5 sf of protected steep slopes on the site. Both significant trees on the site are proposed to be retained.

The applicant is also requesting a rear yard setback variance to reduce the required distance of the existing house from the access easement from 20 ft to 10 ft.

Applicant: VYACHESLAV & NATALYA SYRBU

Contact: HANSON CONSULTING
17446 MALLARD COVE LANE
MT. VERNON
360-422-5056

Tax ID
3344500121

Owner: SYRBU VYACHESLAV G+NATALYA
1917 JONES AV NE
RENTON WA

Planner: Andrea Petzel

Reviewer: Mike Dotson

Category: Single Family**LUA06-050 / DOBSON SHORT PLAT****Status: RECORDED****Submittal Date:** 04/28/2006**Acceptance Date:** 05/11/2006**Decision Date:** 06/21/2006**Associated Land Use Actions** Administrative Short Plat**Address:** 20XX JONES AVENUE NE**Description:** 3 LOT SHORT PLAT ZONED R-8

The applicant is requesting to short plat a 25,448 sf, 0.48 acre, vacant parcel into three lots in the R-8 zone. The resulting density would be 5.14 du/acre. Lot 1 would be 5,000 sf, Lot 2 would be 14,856 sf, and Lot 3 would be 5,592 sf. Access to Lots 1 and 3 would be directly from Jones Ave NE. Lot 2 would access from Jones Ave. NE via a pipestem. The applicant has not indicated any significant trees on the site.

Contact: TOM TOUMA
TOUMA ENGINEERS
6632 S 191ST PL
KENT, WA
425-251-0665

Tax ID

3344500130

Owner: DOBSON WYMAN K. & VICKI L.
4735 NE 4TH STREET
RENTON, WA
425-254-1234

Planner: Andrea Petzel**Reviewer:** Mike Dotson**LUA06-047 / PARKSIDE FINAL PLAT****Status: RECORDED****Submittal Date:** 04/24/2006**Acceptance Date:** 04/28/2006**Decision Date:** 06/05/2006**Associated Land Use Actions** Final Plat**Address:** 2204 NE 24TH ST**Description:** 15-lot final plat

A plat for 15 single-family residents installing storm, street improvements, street lights, sanitary sewer and water mains. Site is located north side of NE 24th Street on Blaine Avenue NE.

Applicant: DEMPS KEITH AND ANNETTE
A&D QUALITY CONSTRUCTION CO. LLC
PO BOX 2552
RENTON, WA
(425) 226-6632

Tax ID

3343901280

Category: Single Family**LUA06-047 / PARKSIDE FINAL PLAT****Status: RECORDED**

Contact: TOUMA TOM
TOUMA ENGINEERS
6632 S 191ST PL, SUITE E102
KENT, WA
425-251-0665

Owner: DEMPS KEITH D+ANNETTE B
220 SW SUNSET BL #A101
RENTON WA

Planner: Arneta Henninger

LUA06-046 / Burton-Torres/Holt LLA**Status: ON HOLD**

Submittal Date: 04/21/2006

Acceptance Date: 05/03/2006

Associated Land Use Actions Lot Line Adjustment

Address: 505 BURNETT AVE S
511 BURNETT AVE S

Description: **** THIS PROJECT WAS PLACED ON HOLD JUNE 8, 2006 *****

Lot line adjustment between two lots.

Applicant: GARRISON GERRY
STEWART PERMIT SERVICES
11019 SE 318TH CT.
AUBURN, WA
(206) 293-8408

Tax ID

7839300110
7839300105

Owner: HOLT FON C & JACQUELYN
505 BURNETT AV S
RENTON WA

Owner: MILLMANN JEANETTE M
10620 SE 186TH ST
RENTON WA

Planner: Jennifer Henning

Reviewer: Jan Illian

LUA06-043 / WILLS SHORT PLAT**Status: RECORDED**

Submittal Date: 04/14/2006

Acceptance Date: 04/28/2006

Decision Date: 07/06/2006

Associated Land Use Actions Hearing Examiner Short Plat

Address:

Category: Single Family**LUA06-043 / WILLS SHORT PLAT****Status: RECORDED**

2009 TALBOT RD S

Description: 7-LOT SHORT PLAT RETAINING EXISTING HOUSE.

Applicant is requesting Hearing Examiner Short Plat approval for the subdivision of an existing 52,301 square foot site zoned Residential - 8 dwelling units per acre (R-8) into 7 lots. The proposed lots would be for the future construction of single family residences. An existing residence is proposed to remain on Lot 7. Access to proposed lots 2-6 would be provided via a 26-foot wide access easement located along the northern property line, access to Lot 1 would be provided via a driveway onto Shattuck Avenue S and access to Lot 7 would be provided via a driveway onto Talbot Road S. Moderate Coal Mine Hazard areas have been identified in the project vicinity.

Applicant: GREG WILLS
11250 SE 293RD STREET
AUBURN

Tax ID

7222000180

Contact: SHUPE HOLMBERG
BAIMA & HOLMBERG
100 FRONT STREET
ISSAQUAH
425-392-0250

Owner: SAUNDERS ALICE C
2009 TALBOT RD S
RENTON WA

Planner: Jill Ding

Reviewer: Mike Dotson

LUA06-042 / Ada Rosa Lot Line Adjustment**Status: RECORDED****Submittal Date:** 04/13/2006**Acceptance Date:** 05/03/2006**Decision Date:** 07/19/2006**Associated Land Use Actions** Lot Line Adjustment, Administrative Variance

Address: 226 S 15TH ST
201 S 14TH ST

Description: Lot line adjustment between four lots

The applicant is proposing to adjust the lot lines between four lots in order to rectify lot lines that currently run through an existing home and increase the size of one substandard lot. The resulting lots would be: Lot A 6,080 sq.ft., Lot B 6,820 sq.ft., Lot C 8,865 sq.ft., Lot D 11,054 sq.ft. Three single-family homes on lots A, B and D would be retained. An existing shed on Lot C would be required to be removed.

The applicant is also requesting an administrative variance to reduce the rear yard setback of the existing house on Lot A from 20 ft. to 15.5 feet and the front yard setback of the house on Lot B from 20 ft. to 16 ft., in order to be able to carry out the lot line adjustment.

Category: Single Family**LUA06-042 / Ada Rosa Lot Line Adjustment****Status: RECORDED**

Applicant: ROSA ADA AND RAYMOND
307 S 19TH ST
RENTON, WA
(425) 226-9894

Applicant: HOOPER DAMIEN
BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE S
KENT, WA
(425) 251-6222

Contact: ADA ROSA

Owner: ROSA RAYMOND P+ADA A
307 S 19TH
RENTON WA

Planner: Valerie Kinast

Reviewer: Mike Dotson

Tax ID

3340401555
3340401530
3340401535
3340401545

LUA06-041 / COTTAGES AT HONEY CREEK FINAL**Status: RECORDED****Submittal Date:** 04/11/2006**Acceptance Date:** 04/18/2006**Decision Date:** 12/11/2006**Associated Land Use Actions** Final Plat**Address:** 4821 NE SUNSET BLVD**Description:** 27-LOT FINAL PLAT FOR 26 DETACHED SINGLE FAMILY RESIDENCES AND ONE TRIPLEX IN TOWNHOUSE STYLE. SITE HAS STREAM

Final plat with 27 new single-family homes. Improvements include sewer main, water main, stormwater system and roadway improvements.

Applicant: GOUGH THOMAS
3002 S. WALKER ST.
SEATTLE, WA

Tax ID

5169700070

Contact: DAVIS CONSULTING INC.
1201 MONSTER RD. SW #320
RENTON, WA
425-228-5959

Owner: COTTAGES AT HONEY CREEK LLC
27013 PACIFIC HW #353
DES MOINES WA
425-228-5959

Planner: Juliana Fries**Reviewer:** Keri Weaver

Category: Single Family**LUA06-040 / VARMA SHORT PLAT & VARIANCE****Status: APPROVED****Submittal Date:** 04/07/2006**Acceptance Date:** 04/20/2006**Decision Date:** 05/24/2006**Associated Land Use Actions** Administrative Short Plat, Administrative Variance**Address:**2216 EDMONDS AVE NE
2601 NE 23RD ST

Description: 4-lot short plat, retaining two existing houses, variances for yard setbacks to retain existing homes on Lots 2 and 4. Subdivision of an existing 32,242 square foot (0.74 acre) parcel zoned Residential - 8 dwelling units per acre (R-8) into 4 lots. Two existing residences are proposed to remain on Lots 2 and 4. An existing detached garage is proposed to be removed. The proposed lots would allow for the future construction of single family residences. The proposed lot areas would range from 5,037 square feet in area to 15,698 square feet in area. Access to the proposed lots would be provided via residential driveways onto NE 23rd Street. The project area is located within an Aquifer Protection Area 2, no other sensitive areas have been identified on the subject site.

5/20/08 - Request for extension from applicant received.

5/23/08 - Planning Manager approved request for extension. New expiration date 5/24/09.

1/7/2009 Plat recorded under recording no. 20090107900009, but Kathleen from the assessor's office (206 205 5752) will not assign tax parcel numbers because she wants a deed to first be filed transferring a small portion of land between future Lots 3 and 4. She requested that she be given a copy of the recorded deed directly, or the process would take months to get back to her via the recorders office.

5/20/09 - Request for extension from applicant received.

5/21/09 - Planning Director approves 2-year extension request as authorized by extension Ordinance #5452. New expiration date is 5-24-2011

1/26/10 Upon inquiry, Surveyor Tom Touma believes the property is now bank-owned. He will be happy to prepare the deed needed by the Assessor once someone compensates him for this additional work.

Applicant:VARMA RAM
2103 KENNEWICK PL NE
RENTON, WA
(206) 353-3168**Tax ID**0423059135
0423059238**Contact:**TOUMA TOM
TOUMA ENGINEERS
6632 S 191ST PL., SUITE E102
KENT, WA
(425) 251-0665**Owner:**RAM KAJAL A+VARMA KUSHAL S
22615 114TH AV SE
KENT WA**Owner:**SOARES CALVIN & SIMONETTE
2601 NE 23RD
RENTON WA**Planner:**

Jill Ding

Reviewer:

Arneta Henninger

Category: Single Family**LUA06-039 / ABC SHORT PLAT****Status: RECORDED****Submittal Date:** 04/07/2006**Acceptance Date:** 04/24/2006**Decision Date:** 06/09/2006**Associated Land Use Actions** Administrative Short Plat**Address:** 1753 NEWPORT AVE NE**Description:** 2-LOT SHORT PLAT RETAINING EXISTING HOUSE

The applicant is requesting administrative short plat approval to subdivide one lot into two lots. The property lies within the recent Elle Rain subdivision. The resulting density would be 6.24 units/acre for the short plat, and 7.82 units/acre for the Elle Rain plat. The existing house would be retained and would be accessed via an access easement toward the east. The new Lot 1 would be accessed directly from Monroe Ave. NE.

Applicant: TOUMA ENGINEERS
6632 S 191ST PL #E102
KENT, WA
425-251-0665

Tax ID

2311000090

Applicant: MENGES KEITH
1615 NE 28TH ST
RENTON, WA
206-697-3787

Owner: MARTIN LESLIE AND GLENN
3420 NE 17TH PLACE
RENTON, WA
425-390-1500

Planner: Valerie Kinast**Reviewer:** Mike Dotson**LUA06-038 / Foster Short Plat & Variance****Status: RECORDED****Submittal Date:** 04/05/2006**Acceptance Date:** 07/13/2006**Decision Date:** 08/10/2006**Associated Land Use Actions** Administrative Short Plat, Administrative Variance**Address:**

1916 TALBOT RD S

Description: Three-lot short plat and variances from lot width requirement

The applicant is requesting Administrative Short Plat approval and Variance approval for the subdivision of an existing 20,338 square foot lot into 3 lots for the future construction of single family residences. An existing residence is proposed to be removed. The subject property is located within the Residential - 8 dwelling unit per acre (R-8) zoning designation. The proposed lot sizes would be 5,578 square feet for Lot 1, 6,779 square feet for Lot 2, and 7,981 square feet for Lot 3. Access to the proposed lots would be provided via residential driveways off of Talbot Road S. A Variance has been requested to reduce the minimum lot width required from 50 feet down to 49.99 feet for each lot.

Category: Single Family**LUA06-038 / Foster Short Plat & Variance****Status: RECORDED**

Applicant: ANARDI DEBRA AND PAT
 PO BOX 58233
 RENTON, WA
 (425) 228-4335

Tax ID

7222000125

Contact: ANARDI PAT
 253-332-1636

Owner: BRIGGS DOUGLAS J JR+JOANNE
 1911 MARION AV
 NOVATO CA

Planner: Jill Ding

Reviewer: Arneta Henninger

LUA06-037 / NAZARIAN SHORT PLAT (REVISED)**Status: APPROVED****Submittal Date:** 04/05/2006**Acceptance Date:** 05/08/2006**Decision Date:** 06/29/2006**Associated Land Use Actions** Hearing Examiner Short Plat**Address:**

2322 DUVALL AVE NE

Description: Lot line adjustment and 5 lot short plat with one detention pond tract

The applicants request administrative approval of a lot line adjustment to join two lots, one of which is a tract in an existing subdivision. The resulting lot would have an area of 42,707 sq.ft.

Hearing Examiner approval is requested to then divide the lot into five lots and one drainage tract, for future development of five single-family homes. The existing house and accessory buildings would be demolished. The resulting density would be 6.60 units per acre. Access would be from Duvall Ave. NE via a 26 ft. wide access easement along the north property line.

6/6/08 - Sent notice of project expiration to Contact/Applicant/Owner. Allow a 1 year extension if request for extension is received by 6/29/08.

6/10/08 - Rcvd call from contact - Ale Kondelis (Cramer NW) - received a letter from Carrie Olson granting a 1 year extension on April 1, 2008. New expiration date: 6/29/09.

6/8/09 - Planning Director approves 2-year extension request as authorized by extension Ordinance #5452. New expiration date is 6-29-2011

Category: Single Family**LUA06-037 / NAZARIAN SHORT PLAT (REVISED)****Status: APPROVED**

Applicant: NAZARIAN AVEDIS
1202 U STREET NW
AUBURN, WA
(206) 999-8282

Tax ID

0323059089

Owner: NAZARIAN AVEDIS
1202 U ST NW
AUBURN WA

Planner: Andrea Petzel

Reviewer: Rick Moreno

LUA06-035 / PARK AVE SHORT PLAT**Status: RECORDED**

Submittal Date: 03/28/2006

Acceptance Date: 04/21/2006

Decision Date: 05/11/2006

Associated Land Use Actions Administrative Short Plat

Address: 2631 PARK AVE N
2631 PARK AVE N

Description: SUBDIVISION OF A 21,970 LOT INTO 2 LOTS

The applicant is requesting administrative short plat approval to subdivide one, 21,970 sf, 0.50 acre, lot into two lots for the future development of two homes. The project is located in the R-4 zone and would result in a density of 4 units/acre. The existing house and garage would be removed. Both lots would access directly from Park Ave. N. The two existing trees would be retained.

Applicant: ERIC ISAACSON
SADLER/BARNARD & ASSOC. INC.
717 WEST STEWART
PUYALLUP WA
253-848-5170

Tax ID

1644510110

Owner: HEARTHSTONE HOMES
PO BOX 3023
RENTON, WA
253-405-3475

Planner: Andrea Petzel

Reviewer: Arneta Henninger

LUA06-034 / KEHAYES RESIDENTIAL ADDITION**Status: ISSUED**

Category: Single Family**LUA06-034 / KEHAYES RESIDENTIAL ADDITION****Status: ISSUED****Submittal Date:** 03/24/2006**Acceptance Date:** 04/14/2006**Decision Date:** 05/03/2006**Associated Land Use Actions** Shoreline Exemption**Address:** 3313 SE 7TH ST**Description:** SHORELINE EXEMPTION FOR SINGLE FAMILY ADDITION

The applicants are requesting a shoreline exemption in order to enclose an existing deck on their single-family home. The deck is approximately 50 feet from the Cedar River and outside the 25-foot shoreline setback zone.

Owner: KEHAYES CORINNE MARIA GRAND
3313 SE 7TH ST
RENTON WA
206-229-0942

Tax ID

1471400030

Planner: Valerie Kinast**Reviewer:** Jan Illian**LUA06-031 / KD PROP. - DUVALL SHORT PLAT****Status: APPROVED****Submittal Date:** 03/20/2006**Acceptance Date:** 03/31/2006**Decision Date:** 08/10/2006**Associated Land Use Actions** Hearing Examiner Short Plat**Address:** NW CORNER OF DUVALL AVE NE AND NE 10TH S

Description: APPLICANT PROPOSES AN 8-LOT SHORT PLAT ON UNDEVELOPED 1.12 AC PARCEL LOCATED AT THE NW SIDE OF THE INTERSECTION OF DUVALL AVE NE AND NE 10TH STREET. LOTS RANGE FROM 5,100-10,200 SQ FT. ALLEY ACCESS WILL BE PROVIDED FOR LOTS 1-6. A STORMWATER DETENTION VAULT WILL BE LOCATED BELOW THE ALLEY. NO WETLANDS OR OTHER SENSITIVE AREAS ARE LOCATED ON THE SITE.

6/10/08 - Request for extension received from Andy Cairnes of Cairnes Construction.

6/10/08 - Approved request for extension, new expiration date: 8/10/09.

5/27/09 - Planning Director approves 2 year extension request as authorized by extension Ordinance #5452. New expiration date is 8-10-2011

Applicant: NGUYEN MICHAEL
19219 138TH AVE SE
RENTON, WA
206-218-5146

Tax ID

1023059005

Contact: DAVIS REAL ESTATE GROUP
1201 MONSTER ROAD SW #320
RENTON, WA
425-246-5200

Category: Single Family**LUA06-031 / KD PROP. - DUVALL SHORT PLAT Status: APPROVED**

Owner: NGUYEN MICHAEL
19219 138TH AVE SE
RENTON, WA
206-218-5146

Planner: Andrea Petzel

Reviewer: Arneta Henninger

LUA06-029 / ROBERTSON SPECIAL FENCE PERMIT Status: ISSUED

Submittal Date: 03/15/2006

Acceptance Date: 04/04/2006

Decision Date: 04/17/2006

Associated Land Use Actions Special Fence Permit

Address: 579 BRONSON WAY NE

Description: SIX-FOOT FENCE IN FRONT/SIDE YARDS ALONG STREETS FOR SINGLE FAMILY RESIDENCE REQUIRES SPECIAL FENCE PERMIT. LOT FRONTS ON THREE DIFFERENT PUBLIC STREETS.

The applicants are requesting a Special Fence Permit in order to construct a 6-foot high fence in their front yard and side yard along a street. The lot fronts on three public streets.

Owner: ROBERTSON JERMAINE+JULIA
579 BRONSON WY NE
RENTON WA

Tax ID

9476200005

Planner: Valerie Kinast

Reviewer: Arneta Henninger

LUA06-026 / BLADEN/LANGLEY LOT LINE ADJ Status: RECORDED

Submittal Date: 03/13/2006

Acceptance Date: 03/30/2006

Decision Date: 05/23/2006

Associated Land Use Actions Lot Line Adjustment

Address: 2533 ILWACO AVE NE
2906 ILWACO AVE NE

Description: REVISE LOT LINES BETWEEN 2 PARCELS - BOTH PARCELS ARE PART OF THE APPROVED LANGLEY RIDGE PRELIMINARY PLAT

Lot line adjustment between two parcels to permit the Langley Development to own the property where plat improvements would be installed for the approved Langley Ridge Preliminary Plat. The proposed lot line adjustment would not impact the boundary of the approved preliminary plat, however it would change the boundaries of the underlying existing lots within the plat. The subject site is zoned Residential - 1 dwelling unit per acre (R-1) and is located within an Urban Separator.

Category: Single Family**LUA06-026 / BLADEN/LANGLEY LOT LINE ADJ****Status: RECORDED**

Applicant: LANGLEY DEVELOPMENT

Owner: BLAYDEN ROBERT E & SHIRLEY
PO BOX 3029
RENTON WA

Owner: FOSTER C THOMAS+MARYL C
6450 SOUTHCENTER BL STE 106
SEATTLE WA

Planner: Jill Ding

Reviewer: Mike Dotson

Tax ID

0323059247
0323059073

LUA06-025 / ASPEN WOODS FINAL PLAT**Status: RECORDED****Submittal Date:** 03/08/2006**Acceptance Date:** 03/23/2006**Decision Date:** 09/11/2006**Associated Land Use Actions** Final Plat

Address: 864 HOQUIAM AVE NE
852 HOQUIAM AVE NE

Description: 46-LOT FINAL PLAT IN THE R-8 ZONE

Applicant: LAGERS JUSTIN
HARBOUR HOMES
33400 9TH AVE S. #120
FEDERAL WAY, WA
(253) 838-8305

Tax ID

1023059344
1023059058
1023059435

Contact: JOUDI MAHER
DR STRONG CONSTR. ENGINEERS
10604 NE 38TH PL., SUITE 101
KIRKLAND, WA
(425) 827-3063
MAHER.JOUDI@DRSTRONG.COM

Owner: HARBOUR HOMES INC
33400 9TH AV S #120
FEDERAL WAY WA

Planner: Juliana Fries**Reviewer:** Keri Weaver**LUA06-024 / Provost Shrln & Hght Variance****Status: APPROVED**

Category: Single Family**LUA06-024 / Provost Shrln & Hght Variance Status: APPROVED****Submittal Date:** 03/07/2006**Acceptance Date:** 04/12/2006**Decision Date:** 06/20/2006**Associated Land Use Actions** Hearing Examiner Variance, ,**Address:** 3707 LAKE WASHINGTON BLVD N**Description:** Variances from shoreline setback, front yard setback and height requirements

Applicant has requested a Shoreline Setback Variance, Front Yard Setback Variance, and a Height Variance for the construction of a 3,951 square foot 3-story single family residence on a 3,363 square foot parcel located along the shoreline of Lake Washington. The subject property is zoned Residential -8 dwelling units per acre (R-8). The subject site is currently developed with an existing detached garage, garden shed, and boat house. The garage and shed are proposed to be removed and the boat house is proposed to remain on the. The shoreline designation of the property is urban.

6/20/06 Front Yard & Shoreline Variances approved by HEX

6/20/06 Height Variance denied by HEX

10/9/06 - Planning & Development Committee overturned HEX decision by majority recommendation to approve the height variance.

Applicant: PROVOST AL AND CYNDIE
PO BOX 1492
RENTON, WA
(425) 430-5668

Tax ID

3342700260

Applicant: PROVOST VARIANCES

Owner: PROVOST ALAN E+CYNTHIA M
PO BOX 1965
GIG HARBOR WA

Planner: Jill Ding**Reviewer:** Jan Illian**LUA06-022 / PARK TERRACE LOT LINE ADJUSTM Status: RECORDED****Submittal Date:** 02/28/2006**Acceptance Date:** 03/16/2006**Decision Date:** 03/31/2006**Associated Land Use Actions** Lot Line Adjustment

Address: 4704 & 4710 NE 7th Place
4710 NE 7TH PL

Description: Adjust lot line 11.36' between two lots

Lot Line Adjustment between two parcels to create two suitably sized parcels for potential future development.

Category: Single Family**LUA06-022 / PARK TERRACE LOT LINE ADJUSTM****Status: RECORDED**

Applicant: VINYARDS CONSTRUCTION, LLC
 PO BOX 2401
 KIRKLAND, WA
 (425) 893-8478

Tax ID

6649500120

6649500130

Contact: WILLIAMS CLIFF
 VINYARDS CONSTRUCTION LLC
 206 714-7161
 cliff@belmonthomeswa.com

Owner: SAMSON GEORGE T+KAREN L
 13812 SE 121ST ST
 RENTON WA

Planner: Jill Ding

Reviewer: Mike Dotson

LUA06-021 / TRAVERSO SHORT PLAT**Status: RECORDED**

Submittal Date: 02/28/2006

Acceptance Date: 03/17/2006

Decision Date: 04/13/2006

Associated Land Use Actions Administrative Short Plat, Administrative Variance

Address:

3802 NE 19TH ST

Description: Three-lot short plat retaining existing house, and front yard setback variance

The applicants are requesting approval to subdivide one 21,118 square foot (0.48 acre) lot into three lots for the future development of two additional single-family homes. The existing house would be retained on Lot 1. The attached garage and detached shed would be demolished. Lots 1 and 3 would access off of Redmond Ave. NE and Lot 2 would access off of NE 19th St.

The applicants are also requesting a front yard setback variance in order to retain the existing house, which would not meet the 15-foot front yard setback requirement after dedication of right-of-way for Redmond Ave. NE.

1/29/08 - Notice of expiration letter sent out to applicant

2/11/08 - Request for extension received - forwarded to Carrie Olson

Contact: BAIMA & HOLMBERG
 100 FRONT STREET S
 ISSAQUAH, WA
 425-392-0250

Tax ID

0423059136

Owner: TRAVERSO MARK T
 3802 NE 19TH ST
 RENTON WA
 206-595-7577

Category: Single Family**LUA06-021 / TRAVERSO SHORT PLAT****Status: RECORDED****Planner:** Andrea Petzel**Reviewer:** Jan Illian**LUA06-019 / LAKE VIEW SHORT PLAT****Status: RECORDED****Submittal Date:** 02/23/2006**Acceptance Date:** 03/09/2006**Decision Date:** 05/23/2006**Associated Land Use Actions** Hearing Examiner Short Plat, Hearing Examiner Variance**Address:** 312 S 15TH ST
306 S 15TH ST**Description:** 8-LOT SHORT PLAT W/2 HOUSES TO REMAIN AND AN ADMINISTRATIVE SIDE YARD ALONG A STREET SETBACK VARIANCE FROM THE ACCESS EASEMENT

Subdivision of a site consisting of two parcels totaling 55,341 square feet in area located within the Residential-8 dwelling units per acre (R-8) zoning designation into 8 lots. Two existing residences would remain on proposed lots 1 and 8. Access to the proposed lots would be provided via a 26-foot wide access easement off of S 15th Street, in addition a 20-foot wide access easement would be provided to to site off of Shattuck Avenue S over the parcels to the west of the subject site. A variance has been requested to permit the existing homes to be located within the required 15-foot side yard along a street setback from the proposed access easement.

Contact: TOM TOUMA
TOUMA ENGINEERS
6632 S 191ST PLACE, SUITE E-102
KENT, WA**Tax ID**

3340401580

3340401570

Owner: MALESIS LOUIS G+MARY K
1718 SE 7TH CT
RENTON WA
425 228-0400**Owner:** CHRISTINA AGOO
1401 SHATTUCK AVE S
RENTON, WA
425 271-2021**Planner:** Jill Ding**Reviewer:** Jan Illian**LUA06-016 / ALLAN PRELIMINARY PLAT****Status: APPROVED****Submittal Date:** 02/21/2006**Acceptance Date:** 07/17/2006**Decision Date:** 01/22/2007**Associated Land Use Actions** Critical Areas Exemption, Environmental (SEPA) Review, Preliminary Plat,

Category: Single Family**LUA06-016 / ALLAN PRELIMINARY PLAT****Status: APPROVED**

Hearing Examiner Variance

Address: 3629 NE 19TH ST**Description:** 14-LOT PRELIM PLAT W/1 OF 2 EXISTING HOUSES TO REMAIN

The applicant is requesting Preliminary Plat approval, Environmental (SEPA) Review, and Hearing Examiner Variance approval for the subdivision of an existing 214,000 square foot (4.9 acre) site located within the Residential - 8 dwelling unit per acre (R-8) zoning designation into 16 lots. Two existing residences are located on the subject property and are proposed to be removed. The proposed lots would range in size from 4,524 square feet to 7,835 square feet. Access to proposed lots 1-11 would be provided via a proposed street (Queen Ct NE), which would terminate in a cul-de-sac turnaround. Access to proposed lots 12-16 would be provided via a proposed 26-foot wide private access easement, which would terminate in a hammerhead turnaround. A Class 3 stream and Protected Slope areas are located on the southern portion of the subject property. A variance from the critical areas regulations has been requested to permit a stormwater pipe and a sewer pipe to be located on the protected slope and within the stream buffer.

9/21/06 Hearing Examiner recommended resubmittal of proposed plat - does not recommend sending on to Council for decision.

11/14/06 - Hearing reopened - applicant resubmitted a new plat map with explanatory materials. Hearing Examiner recommended approval of preliminary plat with conditions (see officelink for copy of decision with conditions).

Applicant: CHRISTELLE, INC
12515 HWY 209
LEAVENWORTH, WA
206 300-5911

Tax ID

0423059038

Contact: TOUMA TOM
TOUMA ENGINEERS
6632 S 191ST PLACE, SUITE E102
KENT, WA
425 252-0665

Owner: ALLAN ROGER AND PATRICIA
4100 12TH ST SE
EAST WENATCHEE, WA
206 255-7191

Planner: Jill Ding

Reviewer: Rick Moreno

LUA06-015 / BEACH SHORT PLAT**Status: RECORDED**

Category: Single Family**LUA06-015 / BEACH SHORT PLAT****Status: RECORDED****Submittal Date:** 02/16/2006**Acceptance Date:** 07/06/2006**Decision Date:** 08/15/2006**Associated Land Use Actions** Administrative Short Plat, Administrative Variance**Address:**

1333 MONROE AVE NE

Description: The requested land use action is to subdivide an existing 0.34 acre residential lot (1333 Monroe Avenue NE) into 3 lots. Two new single-family residential structures would be constructed on lots at the rear (west) of the existing lot. An existing house will be retained. A variance from side yard setback regulations has been requested to allow an existing carport to remain. A modification from street standards has been approved to provide access to the two new lots via a new alley from Monroe Ave NE. The property is zoned Residential 10, which allows ten dwelling units per net acre (du/a). The residential density of the proposed project would be 8.8 du/a. A deferral of frontage improvements to Monroe Ave NE will be requested.

Applicant:

BEACH RONALD J
1333 MONROE AVE NE
RENTON, WA
(425) 255-2344

Tax ID

0423059111

Contact:

HANSON JIM
HANSON CONSULTING
17446 MALLARD COVE LN
MT VERNON, WA
(360)422-5056

Owner:

BEACH RONALD
1333 MONROE AV NE
RENTON WA

Planner:

Elizabeth Higgins

Reviewer:

Jan Illian

LUA06-012 / RIDGEVIEW COURT FINAL PLAT**Status: RECORDED****Submittal Date:** 02/09/2006**Acceptance Date:** 02/28/2006**Decision Date:** 06/26/2006**Associated Land Use Actions** Final Plat**Address:**

327 BREMERTON AVE NE

Description: 20-LOT FINAL PLAT VESTED UNDER CS ZONE WITH DISTRICT B RESIDENTIAL DEMONSTRATION OVERLAY

Applicant:

RIDGEVIEW COURT LLC
PO BOX 2401
KIRKLAND, WA
206-714-6707

Tax ID

5182100042

Category: Single Family**LUA06-012 / RIDGEVIEW COURT FINAL PLAT****Status: RECORDED**

Owner: RIDGEVIEW COURT LLC
P O BOX 2401
KIRKLAND WA
206-714-7161

Planner: Mike Dotson

Reviewer: Valerie Kinast

LUA06-009 / SHY CREEK PRELIMINARY PLAT**Status: APPROVED**

Submittal Date: 01/27/2006

Acceptance Date: 03/24/2006

Decision Date: 08/07/2006

Associated Land Use Actions Environmental (SEPA) Review, Preliminary Plat

Address: BTWN SE 2ND & NE 2ND & BTWN JERICHO & HO
129 JERICHO AVE SE
225 JERICHO AVE SE

Description:

Subdivision of an existing 703,058 square foot (16.1 acre) site into 61 lots and 7 tracts. The site is located within the Residential - 4 dwelling unit per acre (R-4) zoning designation, however, it is vested to R-5 density and standards because of the Mosier preannexation agreement. An existing residence and associated detached accessory structures are proposed to be removed. The proposed lots would range in size from 7,200 square feet to 9,844 square feet. A stormwater Detention Tract Tract G is proposed at the southwestern portion of the site, two recreation tracts (Tracts D and E) are proposed along the west central portion of the subject site, and 4 open space tracts (Tracts A, B, C, and F) are proposed along the central portion of the subject site. Access to the proposed lots would be provided via an internal access 'looped' road. A Class 4 stream with a required 35-foot buffer and Category 3 wetland with a 25-foot required buffer are located on the subject site. Two stream crossings are proposed and a reduction in the stream buffer width down to 25 feet is also proposed. In addition approximately 0.4 acres of wetland are proposed to be filled. Mitigation for the wetland and stream impacts would be provided onsite.

Applicant: CONNER HOMES CO
846 108TH AVE NE
BELLEVUE, WA
425-646-4438

Contact: TRIAD ASSOCIATES
12112 115TH AVE NE
KIRKLAND, WA
425-821-8448

Owner: KAMPHAUS HENRY B & DIANE L
13605 144TH AV SE
RENTON WA

Tax ID

0847100108

0847100107

0847100115

0847100140

Category: Single Family**LUA06-009 / SHY CREEK PRELIMINARY PLAT Status: APPROVED**

Owner: SMITH J ALAIN
2812 70TH AV E
FIFE WA

Owner: CONNER HOMES CO
82

Planner: Jill Ding

Reviewer: Mike Dotson

LUA06-005 / MARASIGAN SHORT PLAT Status: RECORDED

Submittal Date: 01/17/2006 **Acceptance Date:** 01/25/2006 **Decision Date:** 02/17/2006

Associated Land Use Actions Administrative Short Plat

Address:

4104 NE 9TH CT
950 UNION AVE NE

Description: The applicant proposes to subdivide two parcels located at the intersection of Union Ave NE and NE 9th Court, totalling 20,566 sq ft (.47 acre), into 3 lots for single-family residential development. A single family residence exists on one parcel and will be retained. Access to the existing house will be from Union Ave NE. The two new lots will have access via a private joint-use driveway from NE 9th Court. No sensitive areas are located on the site.

Applicant: MARASIGAN ELEANOR AND MANNY
950 UNION AVE NE
RENTON, WA
(425) 204-8737

Tax ID

0268500030
0268500010

Contact: WOLDENDORP THOMAS
GEODATUM, INC
22525 SE 64THPL, SUITE 266
ISSAQUAH, WA
(425) 837-8083

Owner: MARASIGAN MANNY B & ELEANOR
950 UNION AV NE
RENTON WA

Planner: Keri Weaver

Reviewer: Arneta Henninger

LUA06-003 / MCCANN / RKEY LOT LINE ADJUSTM Status: RECORDED

Category: Single Family**LUA06-003 / MCCANN / RKEY LOT LINE ADJUSTM****Status: RECORDED****Submittal Date:** 01/12/2006**Acceptance Date:** 01/26/2006**Decision Date:** 05/26/2006**Associated Land Use Actions** Lot Line Adjustment**Address:** 4901 NE 24TH ST
4903 NE 24TH ST**Description:** LOT LINE ADJUSTMENT BETWEEN TWO LOTS

The applicants are proposing to move the lot line between two lots located at 4901 and 4903 NE 24th Street. The lot line adjustment would create a pipestem for Lot 2, at 4901 NE 24th, and alleviate the necessity of an access easement over Lot 1, at 4903 NE 24th. Lot 2 would increase slightly in size from 11,873 sf to 11,923 sf and Lot 1 would decrease slightly in size from 10,828 sf to 10,778 sf. Lot 1 would continue to access directly from NE 24th St., and Lot 2 would access via a 20 ft. wide and 59.67 long pipestem.

Applicant: MC CANN TOM
10115 SE 200TH
KENT, WA
(253) 854-5716**Tax ID**

6061400030

6061400040

Owner: MCCANN THOMAS J+KAREN E
10115 SE 200TH ST
KENT WA**Owner:** RKEY LLC
16230 NE 19TH PL
BELLEVUE WA**Planner:** Valerie Kinast**Reviewer:** Kayren Kittrick**LUA06-002 / LAURELHURST LOT 35 ADJ #2****Status: RECORDED****Submittal Date:** 01/09/2006**Acceptance Date:** 01/19/2006**Decision Date:** 02/07/2006**Associated Land Use Actions** Lot Line Adjustment**Address:** 202 CHELAN CT NE
225 CHELAN CT NE**Description:** LOT LINE ADJUSTMENT BETWEEN LOT #35 AND TRACT G (LANDSCAPING TRACT), TO INCREASE LOT #35 FROM 7,255 SQ FT TO 7,783 SQ FT, IN ORDER TO ACCOMMODATE DESIRED HOUSE PLAN. REFERENCE PREVIOUS SIMILAR LOT LINE ADJUSTMENT FOR SAME LOT: LUA05-123.**Applicant:** CONNER HOMES CO.
JOHN SKOCHDOPOLE
846 108TH AVE NE #202
BELLEVUE, WA
(425) 646-4438**Tax ID**

4219600350

4219600700

Category: Single Family**LUA06-002 / LAURELHURST LOT 35 ADJ #2****Status: RECORDED**

Owner: CONNER HOMES CO.
 JOHN SKOCHDOPOLE
 846 108TH AVE NE #202
 BELLEVUE, WA
 (425) 646-4438

Planner: Keri Weaver

Reviewer: Juliana Fries

LUA06-001 / Evergreen Hardie Short Plat**Status: RECORDED**

Submittal Date: 01/05/2006

Acceptance Date: 01/27/2006

Decision Date: 03/10/2006

Associated Land Use Actions Administrative Short Plat

Address: 120 HARDIE AVE SW

Description: 3 lot short plat retaining existing house

The applicant is proposing to subdivide one 15,750 (0.36-acre) lot into 3 lots in the R-10 (Residential 10 units per acre) zone. The short plat would result in a density of 8.3 dwelling units per acre. The applicant proposes retaining the existing house. The new lots would range in size from 4,463 sf to 6,200 sf. All three lots would be accessed directly from Hardie Ave. SW. The one existing tree on the lot is proposed to be retained.

Owner: PELTON STEVE
 3020 ISSAQUAH PINE LK RD SE
 SAMMAMISH, WA
 425-765-0320

Tax ID

1823059009

Planner: Valerie Kinast

Reviewer: Mike Dotson